

## STAFF REPORT



### COMMUNITY DEVELOPMENT

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**DATE:** September 4, 2025

**TO:** Heritage Commission

**FROM:** Fred Ramirez, Assistant Community Development Director  
BY: Amanda Landry, Principal Planner

**SUBJECT: PROJECT NO. 24-0000695, AN APPLICATION FOR DESIGNATION OF  
1515 EAST ALAMEDA AVENUE AS A HISTORIC RESOURCE**

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#### **RECOMMENDATION**

Adopt A RESOLUTION OF THE HERITAGE COMMISSION OF THE CITY OF BURBANK RECOMMENDING THE CITY COUNCIL ADOPT A RESOLUTION OF THE COUNCIL OF THE CITY OF BURBANK TO DESIGNATE THE HOUSE AT 1515 EAST ALAMEDA AVENUE AS A HISTORIC RESOURCE.

#### **EXECUTIVE SUMMARY**

Patricia Tomaszewski (Applicant), owner of the house at 1515 East Alameda Avenue (Resource), applied to designate the house's exterior as a Historic Resource (Project) pursuant to Burbank Municipal Code (BMC) Section 10-1-927(B). On June 12, 2025, the Community Development Department provided notice to the Applicant that the Resource was deemed eligible for designation under BMC Section 10-1-926(C), and thereby identified as an Eligible Historic Resource under BMC Section 10-1-927(A)(4) (Exhibit D).

This report outlines staff's assessment that the Project satisfies criteria for approval as a Designated Historic Resource. Therefore, staff recommends the Heritage Commission (Commission) adopt a Resolution (Exhibit A) determining that the Resource meets one or more of the criteria for approval as a Designated Historic Resource and, recommending to the City Council that the Project be approved.

**ARCHITECTURAL DESCRIPTION**

Property Data

- Address: 1515 East Alameda Avenue, Burbank, CA 91501
- Location: West side of East Alameda Avenue, between South Sunset Canyon Drive and South Bel Aire Drive
- Date of Construction: 1923 (Source: County Assessor)
- Original Architect: Unknown
- Original Owner/Builder: Jarvis C. and Ina C. Buxton
- Original / Present Use: Single-family Residence
- Property Size: approx. 13,777 square-feet (Source: County Assessor)
- Building Size: 1,348 square-feet (Source: County Assessor)

The Site and Surrounding Context:

The Project site is a rectangular shaped 13,777 square-foot lot on the west side of East Alameda Avenue, between South Sunset Canyon Drive and North Bel Aire Drive, in the Burbank Hillside Area, near the Burbank/Glendale border. The Project site is larger than adjacent properties, which include one- and two-story single-family residences constructed at various periods and in various architectural styles. The house is setback approximately 30 feet from the front property line, consistent with most other houses on the block, and a detached one-story garage is located at the north corner of the rear of the property. A driveway along the northern property line leads from the street, under the attached porte-cochere, to the detached garage. Three of the house's elevations and the garage are visible from the street, while the rear of the house is not publicly visible. The block of East Alameda Ave is characterized by the presence of mature street trees lining the entire block face on both sides of the street.

Exterior Features of the House:

The one-story, 1,348 square-foot house was built in 1923 in the Craftsman Style and exhibits many of its character defining features, including a rectilinear, horizontally oriented and asymmetrical floor plan, with low-sung and grounded massing, typical of the Craftsman Style's focus of blending in with the natural landscaping. The house has a prominent cross-gabled roof with broad exaggerated eave overhangs that are deeply flared/rounded, also a common Craftsman Style detail. The roof is clad with asphalt shingles with high dimensionality. Though most likely originally constructed with wooden roofing shingles, the City of Burbank has banned wood roofing material as a highly flammable public health and safety standard.

Consistent with the Craftsman Style, the design includes a large, covered concrete porch that extends as a porte-cochere over the driveway. The porch and porte-cochere are supported by triple-square wooden posts set atop tapered river rock piers topped with a concrete cap. The river rock is a significant character-defining feature that also reinforces

the Craftsman focus on connecting to nature. The exposed foundation shows both river rock and concrete, which is also typical of the style and era. The foundation appears to have been reinforced with additional concrete over time, which is a typical approach when seismically retrofitting older structures from the same era.

The exterior of the building is clad in narrow horizontal wood-lap siding, painted a bold olive-green color with wide, flat trim boards painted in a contrasting purple color, to accentuate the original wood windows. Consistent with the Craftsman Style, the house features recessed wood-framed single and double-hung window groupings with multiple true-divided vertical lites (panes of glass) over a single pane. The framing and casing of the window consists of substantial wood trim with projecting wood sills. Notably, the house features a large tri-partite window grouping on the street-facing elevation, next to the front door and under the front porch, and another larger combination window consisting of four adjacent single-hung windows on the north elevation, facing the driveway. The front door is a wide, wood framed multi-lite wooden door, flanked by two wooden side-lites with fixed bottom panels.

The detached garage was a later addition and was built by the second owner, Robert V. Burden in the late 1940s. The garage has been altered over time, including replacement of the garage door with a metal horizontal panel flip-up door, and stucco cladding. However, it includes original wood windows consistent with the primary structure.

### Documented Changes to the Property

The Resource appears to contain most if not all the original exterior features of the house. The design and material of all building features are period appropriate. Minor alterations appear to have been made to the non-publicly visible rear elevation, and to convert one secondary door on the north elevation to a window. However, these alterations were done consistent with the Secretary of the Interior's Standards for Rehabilitation, and the original shape of the door has been maintained and represented using wooden trim materials. The Applicant has noted that any deteriorated features were previously restored using period appropriate materials and techniques.

### Current Conditions, Use, and Proposed Plans

The exterior of the building appears to be in good condition and has been well maintained, although repairs and restoration are needed to further address deteriorating and exposed areas of the foundation, and the driveway, which may be a trip hazard for future owners. In addition, the landscaping needs to be revitalized to withstand climate change. The Project site is still used as a single-family residence and the Applicant will apply for the Mills Act Program to continue restoration efforts if the Resource is designated.

**Historic Overview**

Residential Development Boom in Burbank (1912-1928)

Burbank experienced a period of tremendous growth after its incorporation in 1911. At incorporation, it was primarily a farming town with a population centered near the downtown core. It began to expand outside of its core as numerous manufacturing companies established plants in Burbank starting in the late 1910s, which led to the creation of small residential developments, of primarily single-family residences, at the northeast and southwest sides of the city. The establishment of a motion picture studio (Warner Brothers) and aircraft manufacturing plant (Lockheed) during the late 1920s set the stage for further residential and commercial development; however, the start of the Great Depression in 1929 put an end to the boom period.

Craftsman Style

The Craftsman Style is discussed in the 2009 Burbank Citywide Historic Context Report (Context Report at Exhibit E), which documents the history of Burbank's built environment and identifies periods of significance over the course of Burbank's history, serving as the basis for a determination of resource eligibility. The Context Report states that the style was inspired by the work of two California brothers Charles Sumner and Henry Mather Greene during the early 1900s. While the designs of Greene and Greene were typically large and intricately detailed homes for wealthy clients, a simpler middle-class version of the Craftsman home surfaced in about 1910 and quickly became the most popular building style in southern California in the early part of the twentieth century. This was also true in Burbank, where it was commonly used in the design of single and multi-family residences constructed during the 1910s through the late 1920s.

The Context Report identifies that character-defining features of the Craftsman Style, can include:

- Rectangular or square floor plan
- Moderate to low pitched gabled roofs with oversized eaves with exposed rafters
- Wood shingle or horizontal siding
- Wood main entry door with beveled lights
- Wood sash windows mullions on upper sash
- Stucco clad, stone or brick porch piers

The Context Report specifies that eligibility for individual designation requires a resource retain its original location and most of its original materials, design, workmanship, and setting. Property must be an excellent example of its type, period and/or style as compared with similar properties within the same context to be individually significant.

## **ANALYSIS**

### **Minimum Eligibility Requirements:**

According to the 2009 Context Report, minimum eligibility requirements to satisfy designation criteria for properties built during the Residential Development Boom (1912-1928) period are:

1. The property needs to maintain its original location, setting, materials, design, and workmanship.
2. For the property to be individually significant, it must be an excellent example as compared to other similar properties within its period or style. It may also contribute to a historic district if it retains the majority of its original character defining features.

### **Criteria for Designation**

To recommend designation as a Historic Resource, the Commission and the City Council must find that one or more of the criteria listed in BMC Section 10-1-926 have been satisfied. Based on the information available, staff believes that the Project satisfies the following criteria:

It embodies distinctive characteristics of a style, type, period, design ideology, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.

The single-family residence at 1515 East Alameda Avenue is eligible for designation as a Historic Resource under BMC Section 10-1-926, subdivision (C), which states:

[The property] embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

To qualify under subdivision (C), a property would need to display most of the character-defining features of its style. It must retain high integrity of design, materials and workmanship that convey its period of construction. While most buildings undergo alteration over time, these alterations should not significantly change the historic appearance of the building.

Staff believes that the Project meets these eligibility qualifications. The building retains a high level of architectural integrity (its ability to demonstrate why it is significant) through its location, design, setting, materials, workmanship and feeling, as follows:

- Location: The building and other site features are in the original locations.
- Setting: The large lot and single-family neighborhood are intact.

- **Materials:** The building retains many of its original exterior materials. The building is a wood-framed structure with wood cladding, wood windows and doors, and retains its original river rock porch and porte-cochere piers.
- **Design:** The building retains the majority of its form, plan, space, structure, and style, including a one-story asymmetrical plan, porte-cochere, and additional design features specific to the architectural style such as windows and door groupings and openings.
- **Workmanship:** The building retains the majority of its exterior materials and features that reflect the craftsmanship of the 1920s single-family design and construction, and therefore retains integrity of workmanship. The house retains important details, such as the river rock porch piers, that are evocative of the Craftsman Style.
- **Feeling:** The property clearly expresses the characteristics of a 1920s Craftsman Style home and the connection to nature it is intended to evoke.
- **Association:** The Resource at 1515 East Alameda Avenue retains integrity of location, design, setting, materials, workmanship and feeling, and therefore continues to convey its association with the early 1920s and Craftsman architectural style.

Based on the above, the Resource at 1515 East Alameda Avenue is significant because it is an intact example of a Craftsman style single-family residence and retains sufficient integrity to qualify for designation under BMC 10-1-926(C). The building retains all its original character-defining features, including the massing and composition, door and window details, wood and river rock materials, and distinct porch and attached porte-cochere.

### **Results of Designation**

If the Commission recommends approval of the application and the City Council subsequently designates a Historic Resource, the BMC requires that a covenant be recorded specifying those structures and elements that have been designated as having historic merit. In this case, only the house is of historic significance; the land is not historically significant. Only the exterior of the house is proposed for designation; the interiors, all landscaping, and any other structures on the property are excluded. The covenant is binding upon all future owners and may not be removed unless authorized by the City Council.

Proposed modifications or additions to the exterior of the structures, or demolition, must be reviewed by the Commission. The Commission must approve a "Permit to Alter a Designated Historic Resource" for any future work to proceed, and no building permits may be issued unless the Commission finds that it will not significantly alter the value or significance of the Historic Resource. The Commission may grant exceptions to this requirement upon a finding of economic hardship or to protect public health and safety.

**Consistency with the General Plan**

The proposed designation is consistent with Policy 3.10 of the Land Use Element in Burbank2035, to “preserve historic resources, buildings, and sites, including those owned by private parties and government agencies, including the City of Burbank[, and to] alter such resources only as necessary to meet contemporary needs and in a manner that does not affect the historic integrity of the resource.”

**ENVIRONMENTAL REVIEW**

The proposed Project has been evaluated under CEQA and requires no further CEQA review. The Project is exempt from further CEQA review pursuant to CEQA Guidelines Section 15308, Class 8 pertaining to Actions by Regulatory Agencies for the Protection of the Environment such as the designation of historic sources. Additionally, the documents and other materials that constitute the record of proceedings related to the Designation, upon which the decision to recommend approval of the proposed Resolution, qualifies for a commonsense exemption under CEQA or in the alternative, is not a “project” subject to CEQA review, and therefore requires no further evaluation. Further, there are no unusual circumstances to preclude the use of this exemption.

**CONCLUSION**

The house at 1515 East Alameda Avenue qualifies for designation as a Historic Resource under BMC 10-1-926(C) as it embodies the distinctive characteristics of a type, period, region, or method of construction as an intact example of a Craftsman Style single-family residence constructed during the Development Boom period of 1912-1928.

<b>List of Exhibits</b>	
<b>Exhibit</b>	<b>Title</b>
<b>A</b>	Resolution
<b>B</b>	Application Form
<b>C</b>	Photographs
<b>D</b>	Notice of Eligibility
<b>E</b>	Historic Context Report (Excerpt)

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE HERITAGE COMMISSION OF THE CITY OF BURBANK  
RECOMMENDING THE CITY COUNCIL ADOPT A RESOLUTION OF THE  
COUNCIL OF THE CITY OF BURBANK TO DESIGNATE THE HOUSE AT 1515  
EAST ALAMEDA AVENUE AS A HISTORIC RESOURCE**

**(PROJECT NUMBER 24-0000695, DESIGNATION OF A HISTORIC RESOURCE)**

**THE HERITAGE COMMISSION OF THE CITY OF BURBANK FINDS:**

A. The Heritage Commission of the City of Burbank at its regular meeting of August 7, 2025, held a public meeting on Project No. 24-0000695, a request by Patricia Tomaszewski, owner of the house located at 1515 East Alameda Avenue (Project), to designate the exterior of the house as a Historic Resource in accordance with Burbank Municipal Code (BMC) Section 10-1-925, et seq.

B. Said meeting was properly held in accordance with BMC § 10-1-927(C).

C. The Heritage Commission considered the report and recommendations of the City Planner, and the evidence presented at such meeting.

D. The Heritage Commission has determined that the house at 1515 East Alameda Avenue satisfies BMC § 10-1-926(C) to be designated as a Historic Resource in accordance with § 10-1-927 because it embodies the distinctive characteristics of a type, period, region, or method of construction.

E. The Heritage Commission has reviewed the City Planner's environmental assessment and concurs that the proposed Project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15308, Class 8 pertaining to Actions by Regulatory Agencies for the Protection of the Environment such as by designation of historic sources, and there are no unusual circumstances that would preclude the use of this exemption. As such, the adoption of the proposed Resolution is exempt from CEQA and no further CEQA analysis is required.

F. The documents and other materials that constitute the record of proceedings, upon which the decision to recommend approval of the proposed Resolution, including the designation of a historic resource (Project No. 24-0000695) and associated environmental assessment that the proposed Project qualifies for an express or common sense exemption under CEQA or in the alternative, is not a "project" subject to CEQA, is located in the Planning Division of the City of Burbank and the custodian of the record is the City Planner.

**THE HERITAGE COMMISSION OF THE CITY OF BURBANK RESOLVES:**

1. The findings above are true and correct, and incorporated herein.

2. Project No. 24-0000695, a request to designate the house at 1515 East Alameda Avenue as a Historic Resource as described above and in the Staff Report dated August 7, 2025, and as reflected in the attachment hereto, which would result in designation of a historic resource, is hereby recommended to the City Council for approval. Attachment A (Draft City Council Resolution) to this Resolution, reflects the Heritage Commission's recommendation to Council.

3. The recommendation to approve the proposed Resolution, including the designation of a Historic Resource, is based on the Heritage Commission's ability to make the following determination that the Resource meets the following criteria for approval as a Designated Historic Resource as provided in BMC Section 10-1-926:

*C. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.*

The property is an intact example of a Craftsman Style single-family residence constructed during the Residential Development Boom period of 1912-1928. The building retains all its original character-defining features, including the massing and composition, door and window details, wood and river rock materials, and distinct porch and attached porte-cochere.

4. The Heritage Commission authorizes any modifications deemed necessary by the City Attorney to the proposed Resolution to address any editorial changes deemed necessary to maintain consistency with the applicable State laws and City regulations and procedures.

5. The Secretary of the Heritage Commission shall forward a signed copy of this Resolution with the Heritage Commission's report and decision to the City Council in accordance with BMC § 10-1-927(C).

PASSED AND ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2025.

HERITAGE COMMISSION

\_\_\_\_\_  
Don Baldaseroni  
Chair

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES  
CITY OF BURBANK

I, Fred Ramirez, Secretary of the Heritage Commission of the City of Burbank, certify that this Resolution was adopted by the Heritage Commission at its regular meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2025 by the following vote:

AYES:

NOS:

ABSENT:

ABSTAINED:

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Fred Ramirez, Secretary

**ATTACHMENT A – DRAFT CITY COUNCIL RESOLUTION**

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE COUNCIL OF THE CITY OF BURBANK DESIGNATING  
1515 EAST ALAMEDA AVENUE AS A HISTORIC RESOURCE.

(PROJECT NUMBER 24-0000695, DESIGNATION OF A HISTORIC RESOURCE)

THE COUNCIL OF THE CITY OF BURBANK FINDS:

A. The Heritage Commission of the City of Burbank at its regular meeting of August 7, 2025, held a public meeting on Project No. 24-0000695, an application from Patricia Tomaszewski, owner of 1515 East Alameda Avenue, to designate the exterior of the house and detached garage on the property as a Historic Resource in accordance with Burbank Municipal Code (BMC) § 10-1-925 et seq.

B. Said meeting was properly held in accordance with § 10-1-927(C).

C. The Heritage Commission determined that the house at 1515 East Alameda Avenue satisfies BMC § 10-1-926, subdivision (C) to qualify for designation as a Historic Resource because it embodies the distinctive characteristics of a type, period, region, or method of construction.

D. The Heritage Commission recommended the City Council approve Project No. 24-0000695, an application to designate the house at 1515 East Alameda Avenue as a Historic Resource as described above and in the Heritage Commission Staff Report dated August 7, 2025.

E. On \* \_\_\_\_\_, the City Council at its regular meeting, held a public hearing on No. 24-0000695, an application to designate a historic resource at 1515 East Alameda Avenue.

F. Said hearing was properly noticed in accordance with the provisions of BMC § 10-1-1994.

G. The City Council considered the report and recommendations of the City Planner, the action and recommendations of the Heritage Commission as evidenced by its Resolution \* \_\_\_\_\_, and the evidence and testimony presented at the hearing.

H. The Council has determined that the house at 1515 East Alameda Avenue satisfies § 10-1-926(C) and should be designated as a Historic Resource because it embodies the distinctive characteristics of a type, period, region, or method of construction.

I. This Resolution is not subject to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) (CEQA) pursuant to CEQA Guidelines Section 15308, Class 8 pertaining to Actions by Regulatory Agencies for the Protection of the Environment such as designation of historic sources. As such, the adoption of the proposed Resolution is exempt from CEQA and no further analysis under CEQA is required.

J. The documents and other materials that constitute the record of proceedings, upon which the decision to recommend approval of the proposed Resolution, including the designation of a historic resource (Project No. 24-0000695) and associated environmental assessment that the project qualifies for an express or common sense exemption under CEQA or in the alternative, is not a “project” subject to CEQA review, is located in the Planning Division of the City of Burbank and the custodian of record is the City Planner.

**THE COUNCIL OF THE CITY OF BURBANK RESOVLES:**

1. The findings above are true and correct, and incorporated herein.
2. Project No. 24-0000695, an application to designate the house and detached garage at 1515 East Alameda Avenue as a Historic Resource as described above and in the Staff Report dated August 7, 2025, and as reflected in the attachment hereto, is hereby approved.
3. The City Council’s approval of the Project, including the designation of a Historic Resource, is based on the Council’s determination that the Resource meets the following criteria for approval as a Designated Historic Resource as provided in Section 10-1-926:

*C. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.*

The property is an intact example of a Craftsman Style single-family residence constructed during the Residential Development Boom period of 1912-1928. The building retains all its original character-defining features, including the massing and composition, door and window details, wood and river rock materials, and distinct porch and attached porte-cochere

4. The City Council’s approval of the Project is not subject to CEQA pursuant to CEQA Guidelines Section 15308, Class 8 pertaining to Actions by Regulatory Agencies for the Protection of the Environment such as by designation of historic sources. As such, the adoption of the proposed Resolution is exempt from CEQA and no further analysis under the CEQA is required.

5. The City Council authorizes any change to the Resolution deemed necessary by the City Attorney to maintain consistency with the applicable State laws and City regulations and procedures.

PASSED AND ADOPTED this \_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Nikki Perez  
Mayor of the City of Burbank

Attest:

Approved as to Form  
Office of the City Attorney

\_\_\_\_\_  
Kimberley Clark, City Clerk

\_\_\_\_\_  
Jill Vander Borght  
Chief Assistant City Attorney

STATE OF CALIFORNIA        )  
COUNTY OF LOS ANGELES    ) ss.  
CITY OF BURBANK             )

I, Kimberley Clark, City Clerk of the City of Burbank, do hereby certify that the foregoing Resolution No. \_\_\_\_\_ was duly and regularly passed and adopted by the Council of the City of Burbank at its regular meeting held on the \_\_\_ day of \_\_\_\_\_, 2025, by the following vote:

AYES:

NOES:

ABSENT:

I further certify that said Synopsis was published as required by law in a

newspaper of general circulation in the City of Burbank, California within 14 days following its \_\_\_\_\_, 2025 adoption.

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Kimberley Clark, City Clerk

# City of Burbank Application for Designation as a Historic Resource

Property Owner Information			
Name: <u>Patricia Tomaszewski + Bryan Booth</u>			
Mailing Address: <u>150 S. Glenoaks Blvd. # 9250</u>			
City: <u>Burbank</u>		State: <u>CA</u>	Zip code: <u>91502</u>
Phone Numbers	Mobile: <u>Pat</u> <u>818-822-8107</u>	Work: <u>Bryan</u> <u>818-822-8105</u>	Home:
E-mail: <u>looksome@sbcglobal.net / Bryan.Booth@sbcglobal.net</u>			
Fax:			

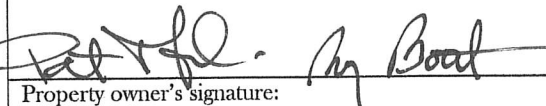
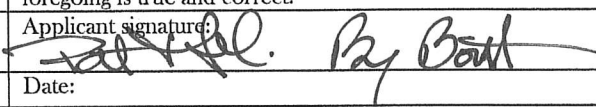
Property Information	
Address of Property:	<u>1515 E. Alameda Avenue</u>
Legal Description:	<u>PM 246-91 Lots Land 2</u>
Assessor Parcel Number:	<u>5620-005-070</u>
Property Description:	<u>Single family home.</u>
Description of Resource to be Designated:	<u>Still looking for a "title" to call the house. At present, it is called the Alameda homestead.</u>

Use Category:			
<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Commercial/Industrial	<input type="checkbox"/> Other

Consent to Proceed with Designation	
<p>I have been provided with complete information as to the designation process and the implications of designation pursuant to Title 10, Division 6: Historic Preservation Regulations of the Burbank Municipal Code and I request that my property located at <u>1515 E. Alameda Avenue</u> be designated as a Historic Resource and if my property is designated, I consent to the historic designation of the property and agree to abide by the historic preservation regulations found in Title 10, Division 6: Historic Resource Management of the Burbank Municipal Code.</p> <p>I hereby certify that I am the legally authorized owner of the property involved in this application.</p>	
Property Owner Signature: <u>[Signature]</u>	<div style="background-color: yellow; padding: 5px;"> <p>1923</p> <p>APN: 5620-005-070</p> <p>Craftsman</p> </div>
Date: <u>1-8-2023</u>	

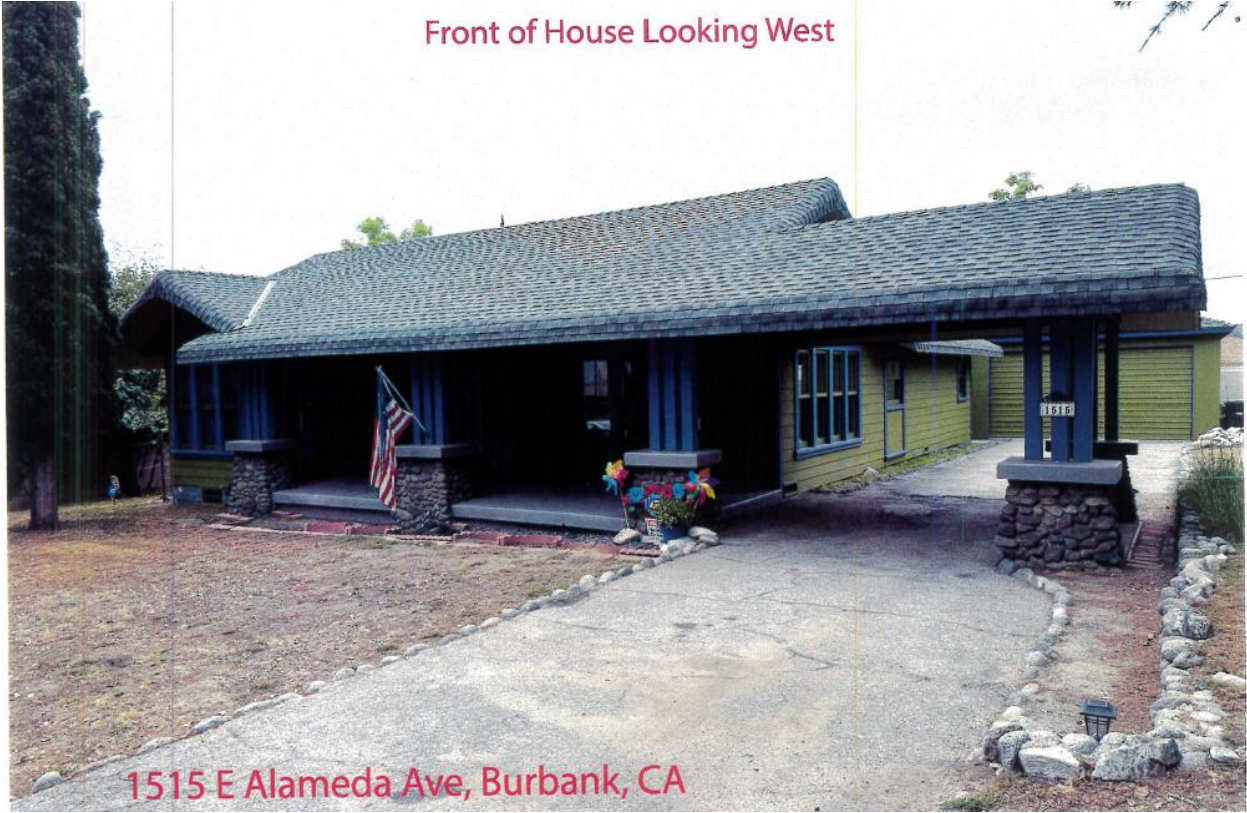
City of Burbank Mills Act Contract Application Form

Property Owner Information			
Name: Patricia Tomaszewski + Bryan Booth Trust			
Mailing Address: 150 S. Genevieve Blvd. # 9050			
City: Burbank		State: CA	Zip code: 91502
Phone Numbers:	Mobile: 818-822-8107	Work:	Home:
E-mail: looksome@sbcglobal.net			
Fax:			
Property Information			
Address of Property:		1515 East Alameda Avenue, Burbank, CA	
Legal Description:		PH 246-91 Lots 1 and 2	
Assessor Parcel Number:		5600 - 005 - 070	
Date of Purchase by Current Owner:		12-31-2020	
Are property Taxes Paid to Date? (Check one)		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Use Category:			
<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Commercial/Industrial	<input type="checkbox"/> Other
Designation Category (Check at least one)			
<input checked="" type="checkbox"/> National Register		<input checked="" type="checkbox"/> District (Specify) Los Angeles	
<input checked="" type="checkbox"/> California Register		<input type="checkbox"/> Individual	
<input checked="" type="checkbox"/> Local Register			

Property Owner's Affidavit	Applicant's Affidavit
<p>I hereby certify that I am the legally authorized owner of the property involved in this application or have been empowered to sign as the owner on behalf of a corporation, partnership, or business as evidenced by the documents attached hereto. I hereby grant to the applicant of this form permission to submit this application. I declare under penalty of perjury that the foregoing is true and correct.</p>	<p>I hereby certify that the information furnished in this application and the attached materials are true and correct to the best of my knowledge and belief. Further, should the stated information be found false or insufficient, I agree to revise the information as appropriate. I understand that the City of Burbank cannot process this application until all required information is provided. I understand there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully investigated and the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions. I understand that I have the burden of proof in the matter arising under this application. I declare under penalty of perjury that the foregoing is true and correct.</p>
<p>Property owner's signature: </p>	<p>Applicant signature: </p>
<p>Date: 5-15-2023</p>	<p>Date:</p>

THE AGREEMENT REQUIRES THE OWNER OF THE PROPERTY TO UNDERTAKE REHABILITATION AND RESTORATION THAT ARE IN COMPLIANCE WITH THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATING HISTORIC BUILDINGS AND THE ILLUSTRATED GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS.

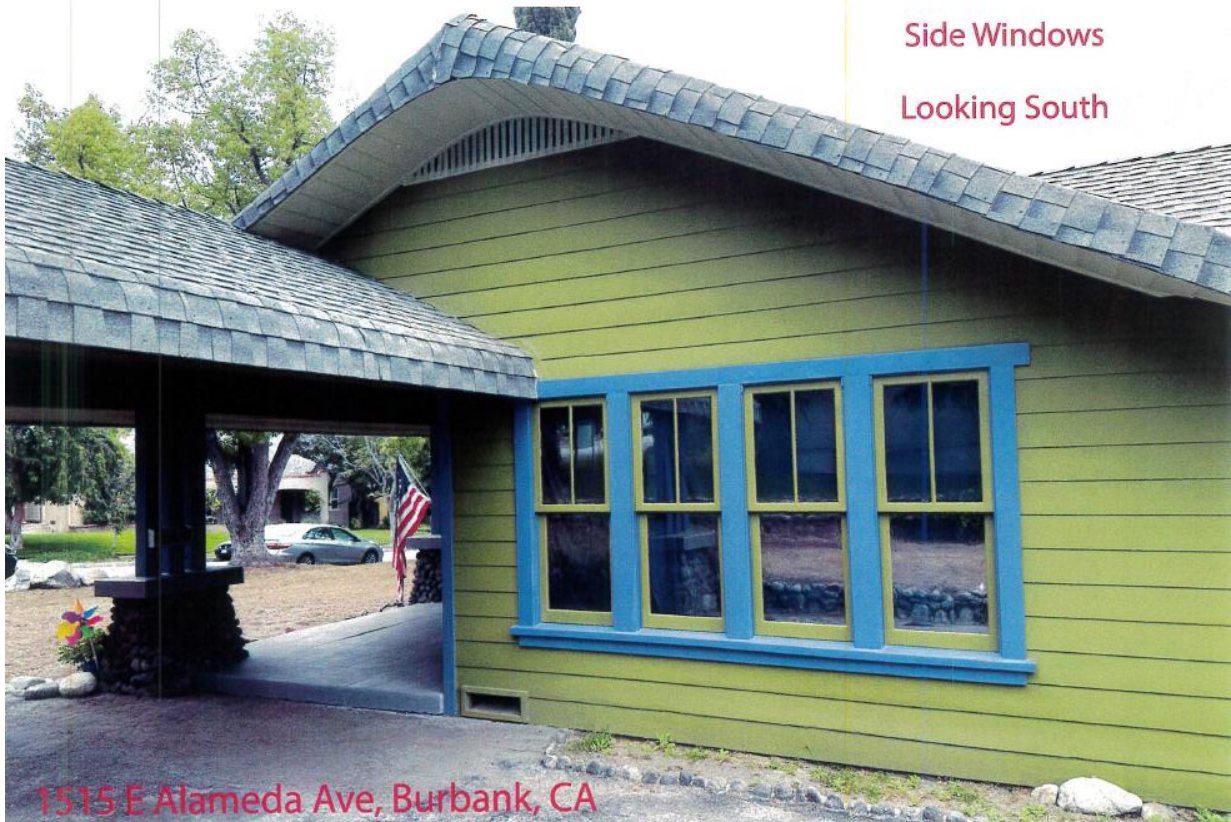
Front of House Looking West



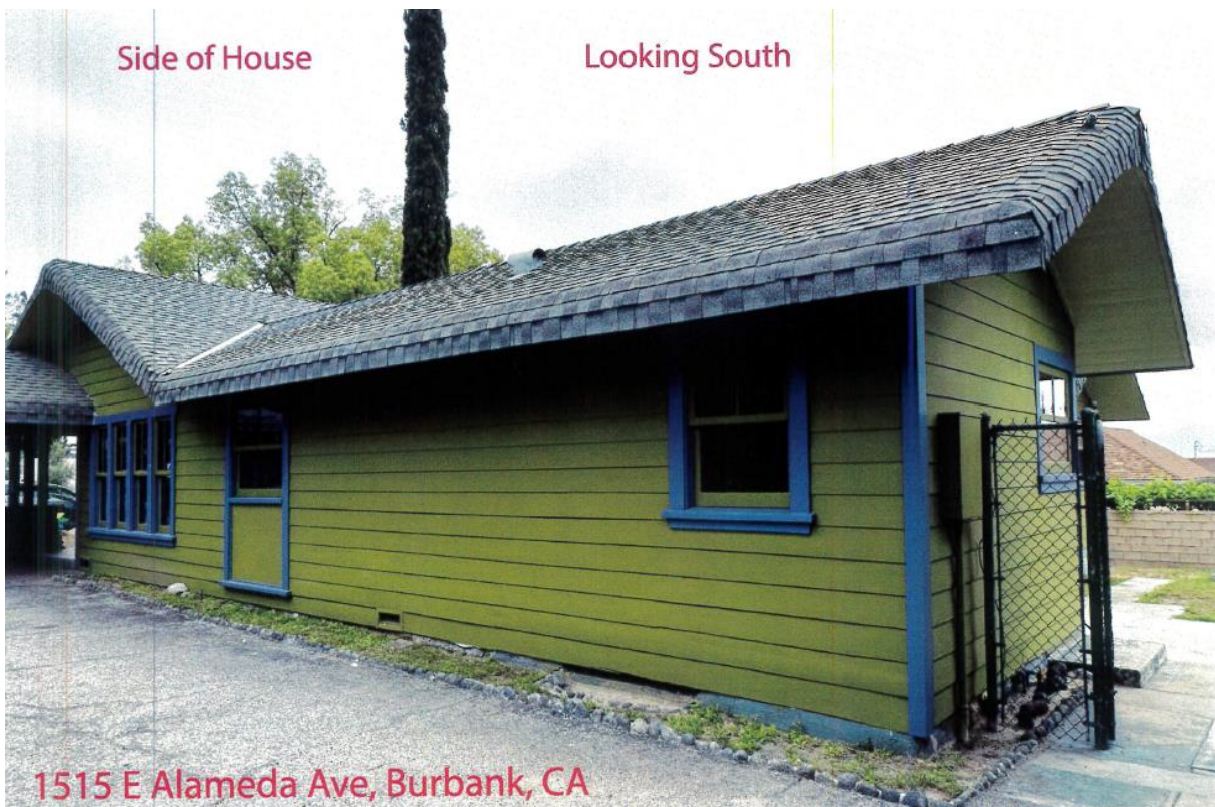
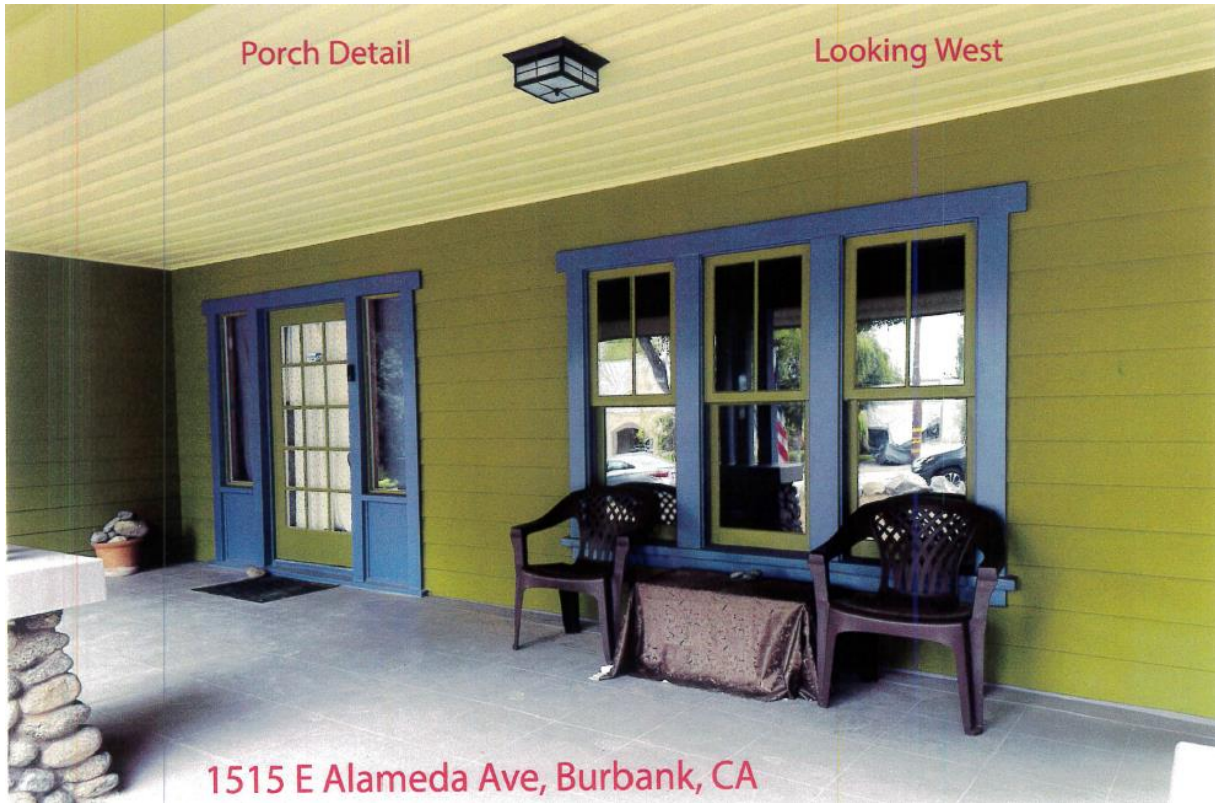
1515 E Alameda Ave, Burbank, CA

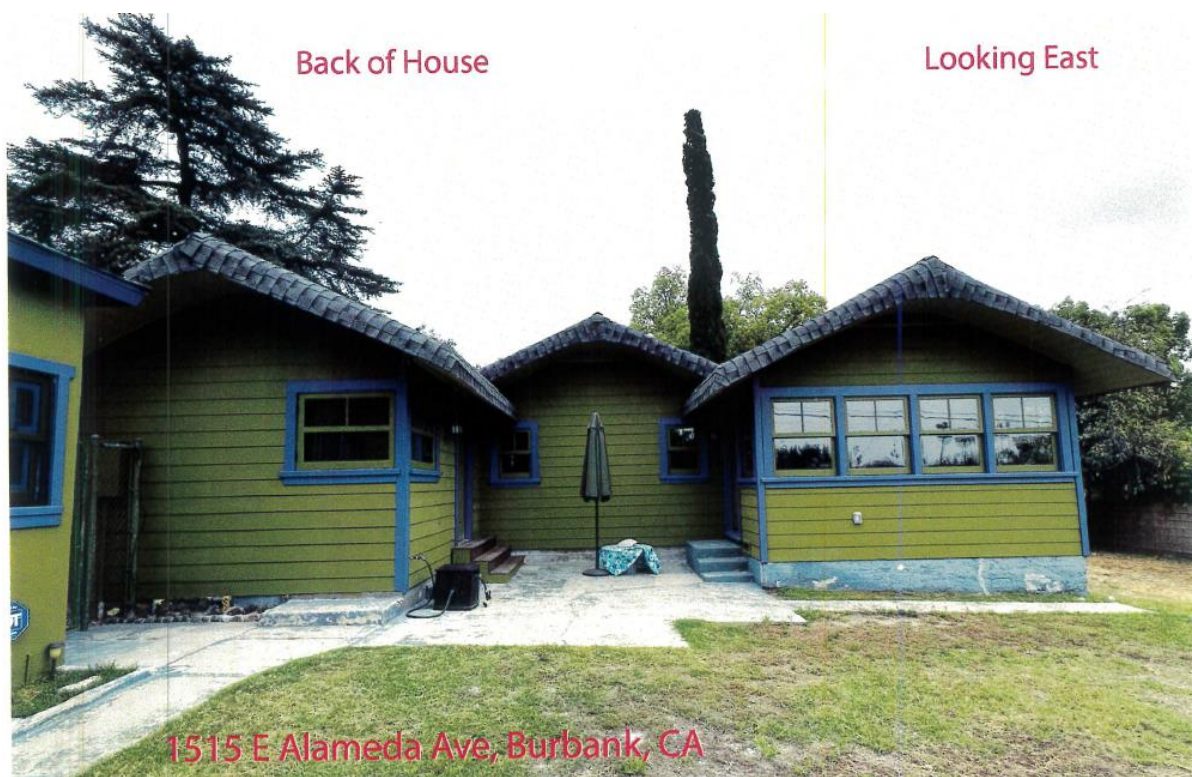
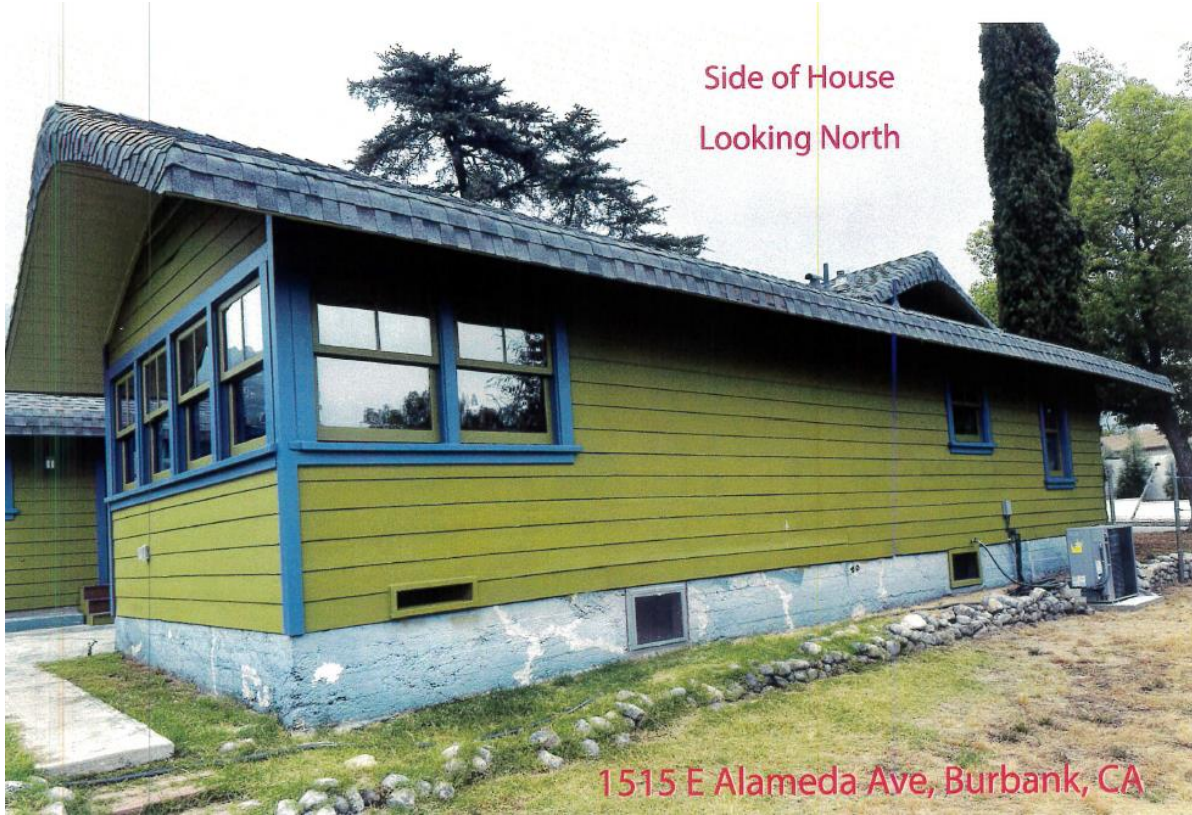
Side Windows

Looking South



1515 E Alameda Ave, Burbank, CA









June 12, 2025

PATRICIA TOMASZEWSKI  
150 S. GLENOAKS BLVD. #9250  
BURBANK, CA 91502

Via email: looksome@sbcglobal.net

**RE: NOTICE OF ELIGIBILITY**  
**Application for Designation as a Landmark**  
**1515 East Alameda Avenue**  
Project No. # 24-0000695

Dear Ms. Tomaszewski:

The Planning Division staff has reviewed the application you submitted for the designation of the single-family residence at the above referenced address as a Landmark and evaluated the historic/architectural significance of the property according to the criteria for eligibility in Burbank Municipal Code (BMC) Section 10-1-926.

Upon review of the application, available permit records, a property inspection and other available historical documentation, staff has determined that the property meets eligibility criterion C for designation as a landmark as listed in BMC Section 10-1-926, because it embodies the distinctive characteristics of a type, period, region, or method of construction. The property is an intact example of a Craftsman style single-family residence constructed during the Residential Development Boom period of 1912-1928.

The application is tentatively scheduled for a public meeting before the Heritage Commission on **Thursday, August 7, 2025**. At the meeting, the Commission will review the evidence presented in a designation report (to be prepared by the staff) to determine whether the property meets landmark designation criteria. If the Commission recommends approval of the designation, the staff will forward the nomination to the City Clerk, who will schedule a noticed public hearing before the City Council.

Prior to the hearing, staff will send you a notice about the public meeting with the Heritage Commission, as well as a copy of the agenda and the designation report.

If you have any questions about this letter or the review process, I may be reached by telephone at (818) 238-5250, or via e-mail at rkeatinge@burbankca.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Keatinge".

ROBERT W. KEATINGE  
Associate Planner

cc: Address file; ePals



**Residential Development (1912-1928)**

**Residential Development (1912-1928)**



## Residential Development of the 1920s

The establishment of industries resulted in a large increase in the city's population. The influx of people coming into the area led to a surge in residential construction, which transformed the farmlands surrounding downtown Burbank into residential tracts. Several square miles of land were annexed into the city by the 1920s. The largest area annexed during this period was in 1926 when an area consisting of 4.23 square miles located adjacent to the city's northern border was annexed. This area, called Sunset Canyon, is located within the Verdugo Mountains beyond the northern border of Burbank. It was first developed in the early 1920s as the Sunset Canyon Country Club and contained a golf course and several cabins.<sup>68</sup> These annexations set the basis for residential and commercial development in Burbank during the 1920s.

Two residential subdivisions created during the 1920s left a lasting mark on the city; these were the Benmar Hills and Magnolia Park developments. The first to be developed, Benmar Hills, was located at the foot of the Verdugo Mountains and was on the north side of the commercial core along what is now San Fernando Boulevard. Due to its proximity to downtown Burbank, Benmar Hills was integrated into the city and essentially became part of a model-city master plan (created by planners of Benmar Hills) of which the city likely had a hand in creating.

### **Benmar Hills**

The first sign of development in the northwestern part of the city occurred in 1915 when Oliver Stough sold his 6,000 acre ranch to San Diego investor Arthur J. Casebeer for one million dollars.<sup>69</sup> This was to be one of the largest land transactions in the city. Land developer, Benjamin W. Marks then purchased the entire ranch from Casebeer in 1919 and he immediately made plans to develop the land. Marks' plan was to build a university, an industrial park, residential tracts, country club, hotel and a new civic center (which was to be bounded by Andover Drive to the north, Amherst to the south, Glenoaks Boulevard to the east and 2<sup>nd</sup> Street to the west).<sup>70</sup>

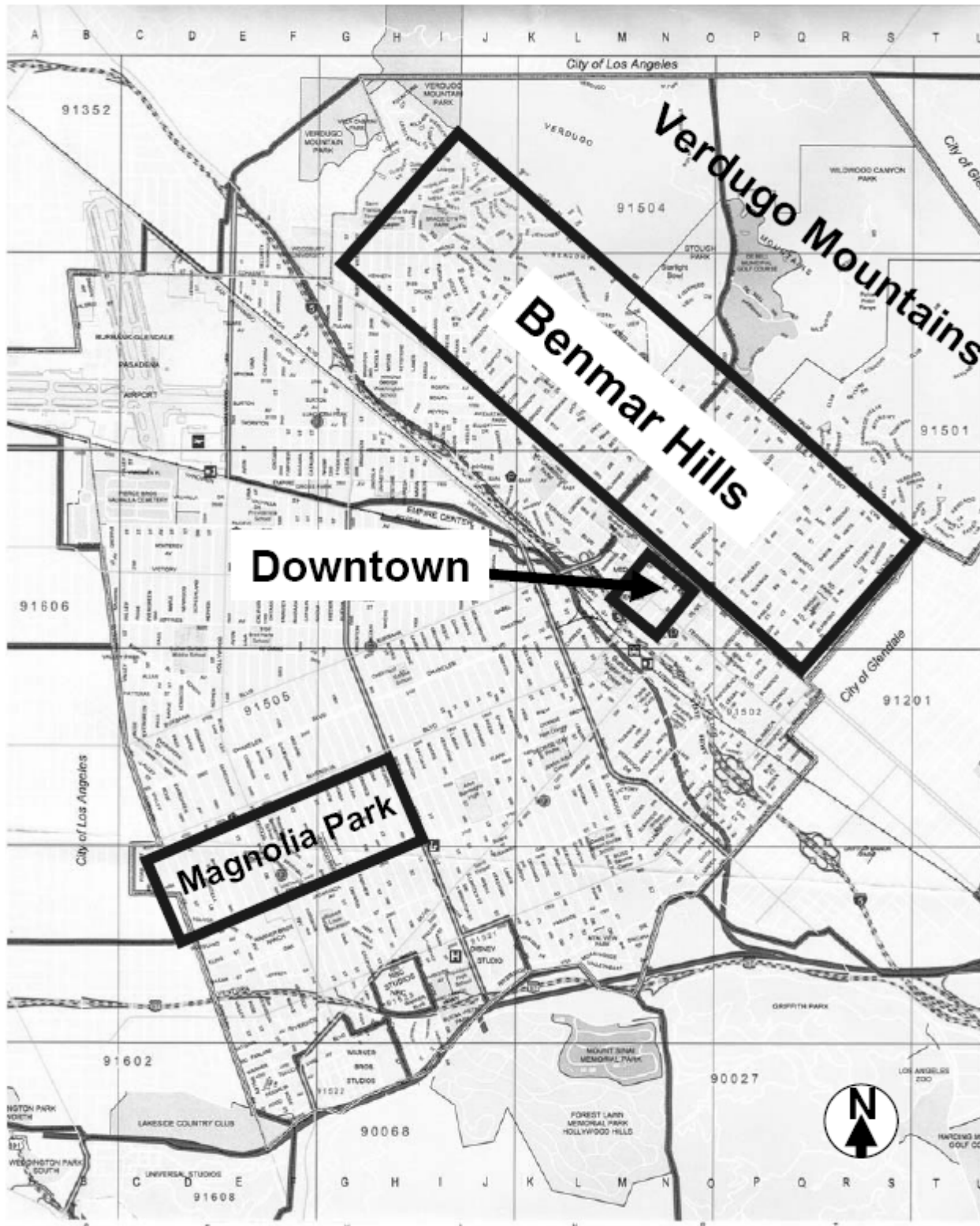


Figure 31. 2007 map of Burbank showing the approximate boundaries of Magnolia Park and Benmar Hills residential developments. (City of Burbank)

By June 1920, the area was named Woodland Heights, and modifications were made to the original plan by the architectural firm Walker and Eisen. The revised plan did not include a university, hotel or country club, but instead included public schools, public parks, museums and a post office. The real estate firm of W. A. Holtman & Company was hired to handle property transactions. Los Angeles based development company, Southern California Corporation (SCC) was hired to plan and manage the new development, which by this time was reduced to 4,000 acres; it appears that the remaining 2,000 acres were developed after World War II . By 1922, a 20 acre site was deeded to the city for the proposed civic center, which was to be located centrally within the development. Burbank High School was constructed in 1922 and located within the new development; the school stood between 3<sup>rd</sup> and 4<sup>th</sup> Streets (now Glenoaks Boulevard) and flanked by Delaware Road and Grinnell Drive; the high school has since been demolished.<sup>71</sup> The old Burbank Union High School building became John Muir Intermediate School, but was torn down in 1927 after it was replaced by a new middle school, Burbank Junior High School (later reverting to John Muir Junior High School) in 1924. The Providencia Methodist Church building constructed in 1888 was torn down in 1919 and was replaced in 1922 by a new church. The church, now known as First Methodist Church, constructed the new building at the corner of 3<sup>rd</sup> Street and Olive Avenue, which was demolished in 1952 to make way for the Los Angeles County Courthouse.<sup>72</sup>

Following a short period of inactivity in Woodland Heights, the development was renamed Benmar Hills by February of 1923; the new name came from its founder **Benjamin Marks**. However, it appears that by this time Marks was no longer involved with the development project. The SCC planned on widening and paving Second Street, which by the early 1920s had been renamed San Fernando Boulevard. Within two months of the renaming of the development, it was reported that \$1,000,000 in real estate transactions occurred in Benmar Hills.<sup>73</sup> By October of 1923, Philip Norton of the Frank Meline Company was asked to handle real estate transactions.<sup>74</sup> In the following month, famed landscaping design and engineering firm, Olmstead Brothers were hired to oversee the landscaping work. As a steady amount of property for residential tracts were being sold in 1923, Benmar Hills and the original plan of Benjamin Marks was starting to take shape.

At the start of 1924 there were two new elementary schools in the development, which consisted of the Abraham Lincoln and the Joaquin Miller School; a new school building had also replaced the 1891 Edison School by this time.<sup>75</sup> Burbank based construction company (Perry A.) Farley and (Benjamin F.) Farley, located at 204 E. Second Street, was responsible for the construction of these elementary schools. Farley and Farley was also responsible for building

nearly all of the buildings in the city since 1915, which included city hall constructed in 1916, the Elizabeth Hotel and the Empire China Company building.<sup>76</sup> Other buildings constructed in Benmar Hills during the early 1920s included the clubhouse for the Burbank Women's Club (located at Olive Avenue and Seventh Street) and a lodge for the newly formed Burbank Elks Club (located on Palm Avenue between San Fernando Road and 1<sup>st</sup> Street), both in 1924. They were demolished in 1999 and 2000, respectively. In October of 1925, plans were again made for the establishment of a university in the city. A total of 500 acres of land located near the north side of Burbank was deeded by SCC and the city to the organizing body of the university, the University of Southern California. A 267 foot wide road (University Avenue) connecting the civic center area with the proposed school (the University of International Relations) was also planned. However, the University was never built. University Avenue was eventually laid out as a sixty foot wide road leading to Stough Park, a 100 acre park which had been set aside after the 1915 sale of Stough Ranch.

By December of 1925, nearly all of the streets within Benmar Hills had been paved with concrete. A new half million dollar hospital building was constructed by Dr. Elmer Thompson, on the same location of the old hospital at Olive Avenue and 5<sup>th</sup> Street.<sup>77</sup> Several one and two-story residences in either the Spanish Colonial or Tudor Revival styles, and ranging in price from \$12,000 to \$30,000, were also constructed by this time. On January 4, 1927, the city had adopted a city charter and a Park Board was formed in order to protect the pepper trees planted along Olive Avenue in 1887, which were gradually being removed by property owners. The Park Board was headed by Octavia Lesueur, who had authored the city charter.<sup>78</sup> An announcement was made by the newly formed Benmar Hills Corporation (replacing the Southern California Company) on August 14, 1927, for the construction of an additional 5,000 residences at Benmar Hills. By October, the proposed civic center area was landscaped by the Olmstead Brothers. Work began by the end of 1927 on the widening of San Fernando Boulevard from Benmar Hills to the City of San Fernando. The boulevard reached State Route 99 by the end of the decade. Pacific Electric Railway also extended rail lines to the development.<sup>79</sup> Construction and growth at Benmar Hills came to a halt following the start of the Great Depression on October 29, 1929. By May of 1930, Benmar Hills was purchased by O'Connell and White, a development company, following the foreclosure of the tract.<sup>80</sup> The development was rechristened Northwood following its acquisition and was not fully developed until after World War II. No building was ever constructed on the proposed civic center site landscaped by the Olmstead Brothers and it is currently (as of 2009) a public park known as McCambridge Park.

### **Magnolia Park Development**

As Benmar Hills shaped the northwestern portion of the city, the Magnolia Park residential development transformed the southwestern part of Burbank. The development was essentially an independent community and appears to have received no financial support from the city. The developer of Magnolia Park was Earl L. White. White arrived in Burbank in 1915 and established a dairy farm at the intersection of Verdugo and Pioneer Avenues (renamed Hollywood Way by 1926) on 400 acres of land located near the southwestern part of city which had just been annexed into the city<sup>81</sup>. The development was roughly bounded by Buena Vista Street to the east, Clybourn Avenue to the west, Chandler Boulevard to the north and Clark Avenue to the south.<sup>82</sup> By 1917, White was formulating plans to create a residential and commercial development on his land. His decision to create an independent community in the southwest corner of the city was likely due to the area's isolation from downtown Burbank for it was located approximately two miles southwest of downtown Burbank. White opened a southern entrance to his development by creating Barham Road, which connected with the Cahuenga Pass running south of Burbank, prior to opening up his subdivision.



**Figure 32.** Circa late 1920s view of the residential section of Magnolia Park. (E. Caswell Perry. *Burbank, An Illustrated History*, Northridge, CA: Windsor Publications, 1987)

Starting on March 4, 1923, Earl White offered for sale 300 lots near Magnolia and Pioneer Avenues. The largest lot offered by White was 320 acres; it appears that most of the land that was sold was later developed by the landowners or investors. At around this time an area south of the Magnolia Park development, roughly bounded by Clark Avenue to the north and Alameda Avenue to the south, was being subdivided for the construction of residences; it is likely that the east-west boundaries were similar to that of Magnolia Park.

The name of the development is unknown and it appears that the residences were constructed by individual land owners/investors.<sup>83</sup>

By December of 1923, White began construction of a two-story bank building at the corner of Magnolia and Pioneer Avenues; the building was to house a Los Angeles based bank<sup>84</sup>. The bank building, Magnolia Service Station, Magnolia Garage (auto repair), a dry goods store, barber and beauty shops formed the basis of Magnolia Park's commercial corridor. By 1926, the Magnolia Park Methodist Church was formed and their church building was constructed at the corner of Magnolia Avenue and Catalina Street; the building still stands (see Figure 33). White established the first radio station (KELW) in Burbank on February 12, 1927.

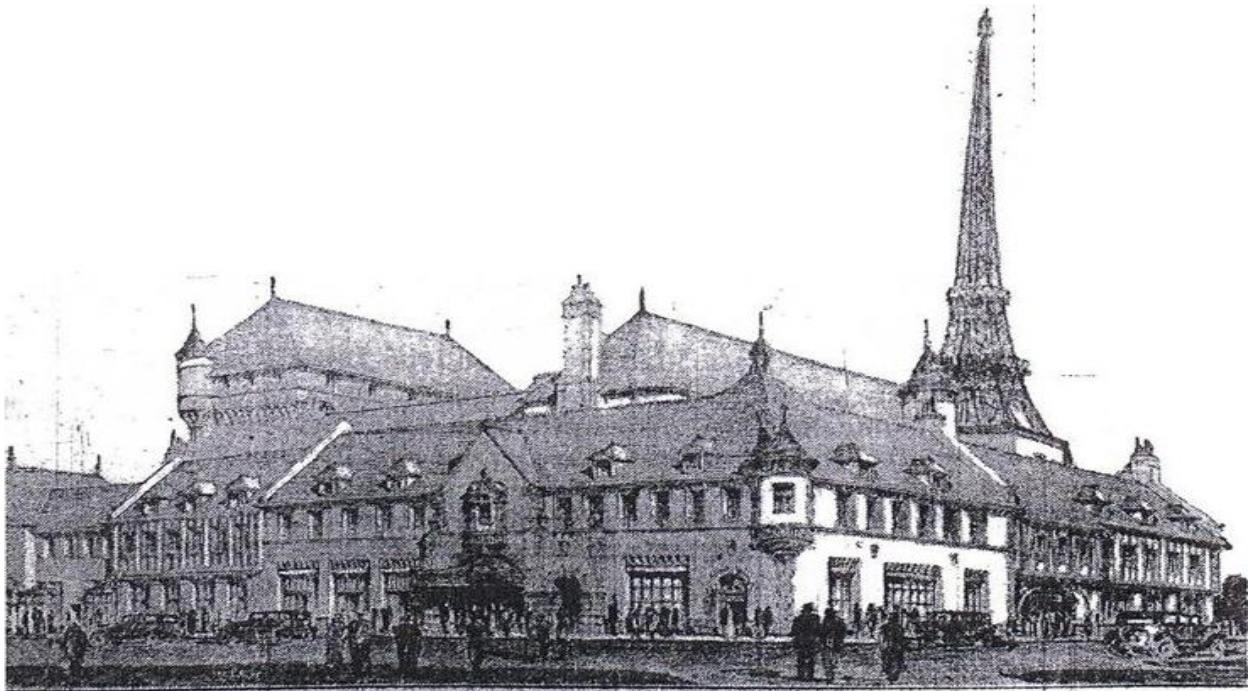


**Figure 33.** *View of the Magnolia Park Methodist Church (Photo taken by Galvin Preservation Associates, March 2009.)*

By June of 1927 the City announced a proposal to create a new highway that would run diagonally through Magnolia Park. The proposed highway was to be called the Whitnall Highway after then director of the city of Los Angeles

Planning Commission Gordon Whitnall.<sup>85</sup> The new highway was proposed to extend from the San Fernando Valley to Griffith Park. Its proposed alignment followed an existing segmented road, Edgemont Boulevard, which paralleled the existing Los Angeles Department of Water and Power (DWP) power line; the above ground power lines were installed roughly at the same time as when the area was subdivided in the early 1920s.<sup>86</sup> Edgemont Boulevard was officially renamed Whitnall Highway by 1930 although the highway was never fully built.


On November 19, 1927, concrete paving of 2.75 miles of Magnolia Avenue, from Magnolia Park through the east side of Burbank, was completed by the Gibbons & Reed Company.<sup>87</sup> In that same year Earl White became president of the newly formed Magnolia National Bank and the Magnolia Park Mortgage Company, both of which were housed in the bank building located at Magnolia Avenue and Hollywood Way. By 1929, large areas of Magnolia Park had been developed and a newspaper, the *Tribune*, was created specifically for the development.<sup>88</sup> The homes constructed in Magnolia Park consisted of a mixture of Spanish Colonial Revival and Tudor Revival, both of which were at their height of popularity; some homes were also constructed in the Craftsman style.



**Figure 34.** 1930 architect's rendition of the Eifel Theater. ("Theater and Office Building." *Southwest Builder and Contractor*, 24 January 1930, pg.59)

The future of residential and commercial development at Magnolia Park became bleak with the start of the Great Depression. However, White, who had

just formed the Earl L. White Corporation Ltd., appeared to be unphased by the state of the economy. By late November 1929, he made plans to build a 2,000 seat theater and office complex at a cost of \$500,000; the theater was to be part of the Fox West Coast Theater chain. The planned French Normandy style theater, appropriately named the Eiffel Tower Theater, was to also contain fifteen shops in addition to housing White's radio station KELW. A radio tower in the shape of the Eiffel Tower was to be placed on the building (see Figure 34). The architect commissioned to design the theater was Forest J. de Griffith, A.I.A. By February of 1930, White was accepting bids from contractors. However, it appears that the theater was never built.<sup>89</sup> The end finally came for the Earl L. White Corporation on November 29, 1930, when the company went into receivership. Development of Magnolia Park would not start up again until the late 1930s.



## ***Identification of Property Types Associated with Residential Development (1912-1928)***

(year after incorporation until the Great Depression)

### **Building/ Resource Typologies:**

#### **a. Residential**

- 52. Magnolia Park (early 1923)
- 53. Benmar Hills (1923)
- 54. Working & Middle Class Single Family Residential
  - a. One story Craftsman cottages and bungalows single family residences (near downtown)
  - b. One story Spanish Colonial Revival cottages
  - c. One-story Tudor Revival cottages
- 55. High Style Single Family Residential (Benmar Hills Area)
  - a. One and Two Story Craftsman residences
  - b. One and Two Story Spanish Colonial Revival residences
- 56. Two story Federal and Colonial Revival residences

#### **b. Multi-family Residential**

- 57. Craftsman Duplexes
- 58. Spanish Colonia Revival Duplexes

#### **c. Social Infrastructural Buildings**

- 59. Burbank High School (1923)- this building demolished
- 60. Spanish Colonial Revival Style Church constructed in Magnolia Park (1928)
- 61. Methodist Church built in downtown area (1922) on corner of Third and Olive (gone)
- 62. Miller Elementary School- Providencia (ca. 1920s) (present)
- 63. George Washington Elementary School (ca. 1920s) Winona (present)- added onto
- 64. Elk's Lodge (1924) located on Palm Ave. between San Fernando Rd. and First Street (gone)
- 65. Women's Club (1924) Olive Avenue and Seventh St. (gone)
- 66. New hospital built to replace old hospital (1925) located on Olive and Fifth (gone)

### ***Description of Property Types Associated with Residential Development (1912-1928)***

Burbank was one of the few cities where a separate development, which was disconnected from its downtown core, was created. When Earl White started the Magnolia Park development in 1923, the area primarily contained farms and ranches. The area had been essentially left untouched by developers during the boom period of the late 1880s. The Magnolia Park residences were constructed at a time when the city's population was increasing as a result of the industrial boom that began in late 1910s and early 1920s. The pattern of construction in Magnolia Park was somewhat scattered as the homes appear to have been built mostly by individual landowners and investors and not by the developer Earl White himself; this was also true for the areas to the south of Magnolia Park.<sup>90</sup> The residences were modest in size and style and were situated on rectangular lots that averaged 50' x 135' in size.<sup>91</sup> A number of the homes situated on lots that were near the Los Angeles Department of Water and Power's transmission line right-of-way were set back toward the very rear of their respective lots.



**Figure 35.** Views of typical 1920s residential housing in the Magnolia Park area. (Photo taken by Galvin Preservation Associates, March 2009.)

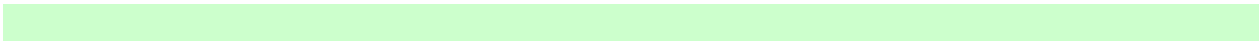
The development at the northeast end of the city (Benmar Hills) was larger in scale than Magnolia Park and covered a larger area of the city. Benmar Hills was in a sense reviving the late 1880s development of the PLWC, which also encompassed the downtown core; by this time the eastern end of downtown extended to Tujunga Avenue and the west boundary was Palm Avenue.<sup>92</sup> The residences constructed in the development ranged in size from a modest one-story residence to a large two-story residence; the latter residences fronted a wide street (Bel Aire Drive) that was lined with palm trees (see Figure 36 upper right). However, much like Magnolia Park, Benmar Hills was only partially

completed due to the effects of the Great Depression and thus the homes constructed during this period (in Benmar Hills) are also scattered throughout the development.



**Figure 36.** Views of typical 1920s residential housing (ranging from modest to large) in the Benmar Hills area. Bottom photo shows palm tree lined Bel Aire Drive. (Photo taken by Galvin Preservation Associates, March 2009.)

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## Residential Development Boom (1912-1928)

### ***Residential (Working and Middle Class Single-Family)***

Burbank experienced a period of tremendous growth after its incorporation in 1911. At the time of incorporation, the city was primarily a farming town with the population centered near the downtown core. It began to expand outside of its core as numerous manufacturing companies established plants in Burbank starting in the late 1910s. Thus, the establishment of the plants led to the creation of small residential developments, of primarily single-family residences, at the northeast and southwest sides of the city. The establishment of the motion picture studio (Warner Brothers) and aircraft manufacturing plant (Lockheed) during the late 1920s set the stage for even further residential and commercial development; however, the start of the Great Depression in 1929 put an end to the boom period. There was several small single-family working and middle class residences constructed as a result.

#### **Character Defining Features Include:**



- One-story
- Wood framed
- Craftsman, Tudor or Spanish Colonial Revival styles (Refer to style guide for character-defining features.)
- Constructed on residential lots
- Single-car garage with swing out or sliding doors at rear of property
- Hollywood style (center grass) or a fully paved driveway
- Set back from street side

#### **Essential Aspects of Integrity**

- *Location:* Near and outside of downtown core
- *Setting:* Located on subdivided lots with residential landscaping features; associated fencing, one-car garage at rear of lot; paved driveway; sidewalks; graded streets lined with trees
- *Materials:* Wood framed structure; stucco, stone, wood shingle, or horizontal wood board cladding; wood windows and doors
- *Design:* One-story asymmetrical or square plan; full- or partial-width porch; gabled roof with wood or brick porch columns; additional design features specific to architectural style (Refer to style guide.)
- *Workmanship:* Wood framed construction; cladding; decorative elements based on style
- *Feeling:* 1910s/1920s housing tract development; working class housing
- *Association:* The economic boom period of the 1910s and 1920s

#### **Applicable Criteria:**

- (c) *It embodies distinctive characteristics of a style, type, period, design ideology, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;*
- (e) *It contributes to the significance of an historic area, being a geographically definable area possessing a concentration of not less than fifty (50) percent of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development;*
- (h) *It is singular to other distinctive properties, sites, areas, or objects based on an historic, cultural, or architectural motif;*

#### **Eligibility Requirements (Minimum Qualifications for Eligibility)**

Needs to retain its original location and most of its original materials, design, workmanship, and setting. Property must be an excellent example of its type, period and/or style as compared with similar properties within the same context to be individually significant. May have less integrity if located within a concentration and thus contributes to a potential historic district of houses from the same development period or style.